



The Loft

The Old Chapel, Lower High Street,
Wadhurst, East Sussex

A stunning, highly individual and beautifully appointed 2 double bedroom first floor apartment of approximately 1,037sq.ft, forming a significant part of a converted former chapel, situated in the heart of the village with a south facing courtyard garden. NO CHAIN.

Offers in excess of £525,000 Share of Freehold



Situation: The property is situated in a central position in the sought after village of Wadhurst, recently voted the best place to live in the UK, and is less than a minute's walk of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, deli, butcher, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant and provides a regular service to London Charing Cross/Cannon Street in an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6½ miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.



Description: The Loft is one of just three properties set within a former Wesleyan chapel, converted in 2019 to a very high standard with most attractive external elevations of brick beneath a slate tiled roof and large period arch windows. The property benefits from being beautifully presented and appointed throughout with period features and wonderful double height ceilings throughout, and provides a stunning, contemporary living space with a large open plan living area being the principal feature.

The Loft benefits from having a reception hall (shared with the property downstairs) with a large storage cupboard and attractive staircase leading to the apartment, which provides light, spacious and flexible accommodation of approximately 1,037sq.ft/96.3sq.m including: a spacious entrance hall with entry phone system, arch window overlooking the courtyard, part panelled ceilings rising to an apex, deep and generous storage cupboards (one with space for a tumble dryer) with fitted shelving and further higher level storage space; doors to a cloakroom, and a superb, open plan kitchen/dining/sitting room, which extends to over 26ft with impressive high panelled ceilings and some lovely architectural features, including period arched windows, high level porthole window, exposed period metalwork and a brick fireplace with a Stovax wood burner. This room provides a wonderful entertaining space with plenty of room for a large dining table, sofas and has a contemporary kitchen with high gloss wall and base units, polished quartz work surfaces and integrated appliances island. A door leads to an inner hall and to two double bedrooms (one with built in wardrobes), and a well-appointed bathroom – all with high vaulted ceilings.

Outside the property is approached through a period wrought iron gate with brick path leading to the front door. There are communal bin and bike stores, and the property has a private external south facing area of courtyard garden with space for outdoor entertaining.

Services: Mains water and electricity. Gas central heating

Local authority: Wealden District Council (01892) 653311

Tenure: Share of Freehold with lease of 999 years From 1st January 2019

Property address: The Loft, The Old Chapel, Lower High Street, Wadhurst, East Sussex TN5 6AT

EPC rating: C

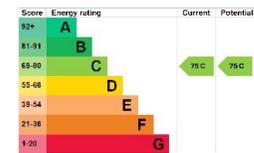
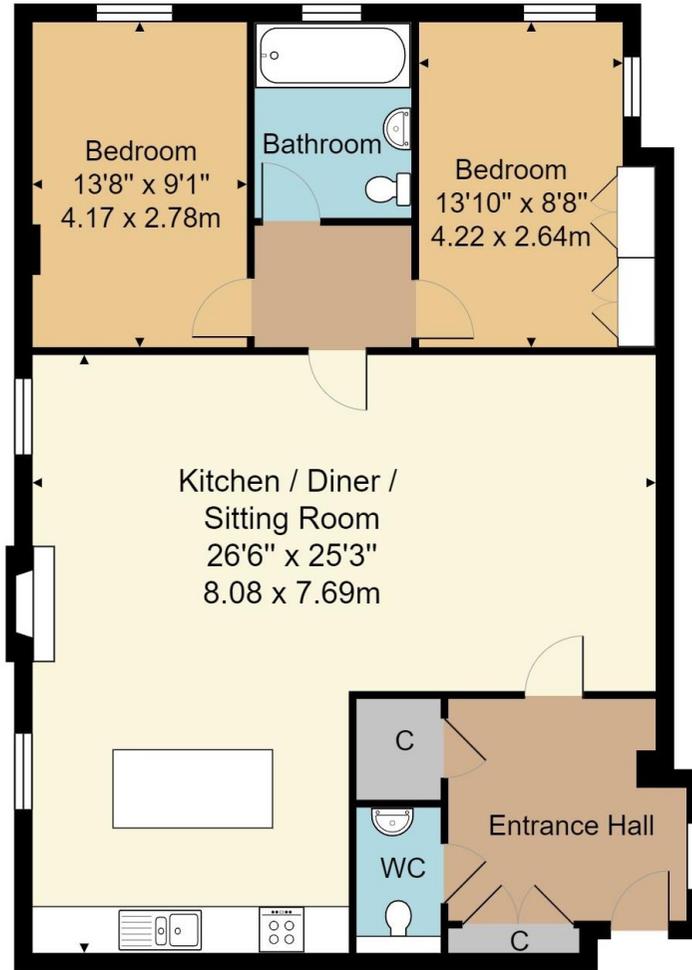
Council tax rating: Band D (£2,313.37 per annum)

Service Charge: £1,200.00 per annum (no Ground Rent)



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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Approx. Gross Internal Area 1037 ft² ... 96.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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